



Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

State Documentary Fee
Date: November 13, 2015
\$ 260.00

THIS DEED, made on November 13, 2015 by QUADRAFEM 3B LLC, A DELAWARE LIMITED LIABILITY COMPANY Grantor(s), of the County of DAKOTA and State of NEBRASKA for the consideration of (\$2,600,000.00) *** Two Million Six Hundred Thousand and 00/100 *** dollars in hand paid, hereby sells and conveys to OS LLC, A COLORADO LIMITED LIABILITY COMPANY Grantee(s), whose street address is ATTN: MICHAEL LORENCE DOW, 1977 WEST OUTER DR. TRAVERSE CITY, MI 49685, County of _____, and State of MICHIGAN, the following real property in the County of Eagle, and State of Colorado, to wit:

CONDOMINIUM UNIT 3B, BUILDING A, TREETOPS CONDOMINIUMS, ACCORDING TO THE MAP THEREOF RECORDED NOVEMBER 11, 1971 IN BOOK 222 AT PAGE 223 AND AS DESCRIBED IN CONDOMINIUM DECLARATION FOR TREETOPS CONDOMINIUM RECORDED NOVEMBER 8, 1971 IN BOOK 222 AT PAGE 190, COUNTY OF EAGLE, STATE OF COLORADO.

also known by street and number as: 452 EAST LIONSHEAD CIRCLE AKA UNIT 3B BLDG A TREETOPS VAIL CO 81657

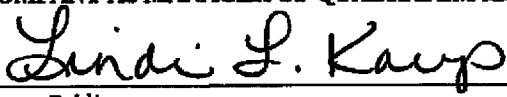
with all its appurtenances and warrants the title to the same, subject to GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 2015 AND SUBSEQUENT YEARS AND SUBJECT TO THOSE ITEMS AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN. None

QUADRAFEM 3B LLC, A DELAWARE LIMITED LIABILITY COMPANY
By: VIRIDIAN MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGER


HELENE S. COHEN, PRESIDENT

State of TEXAS)
County of Dallas) ss.

The foregoing instrument was acknowledged before me on this day of November 13, 2015 by HELENE S. COHEN AS PRESIDENT OF VIRIDIAN MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS MANAGER OF QUADRAFEM 3B LLC, A DELAWARE LIMITED LIABILITY COMPANY


Notary Public
My commission expires _____



When Recorded Return to: OS LLC, A COLORADO LIMITED LIABILITY COMPANY
ATTN: MICHAEL LORENCE DOW, 1977 WEST OUTER DR. TRAVERSE CITY, MI 49685



EXHIBIT A

Property Address: 452 EAST LIONSHEAD CIRCLE AKA UNIT 3B BLDG A TREETOPS VAIL CO 81657

RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 04, 1923, IN BOOK 93 AT PAGE 98.

RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 04, 1923, IN BOOK 93 AT PAGE 98.

RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED MAY 18, 1970, IN BOOK 217 AT PAGE 675.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF VAIL/LIONSHEAD FIRST FILING RECORDED MAY 10, 1970 UNDER RECEPTION NO. 113260.

TERMS, CONDITIONS AND PROVISIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW CONTAINED IN CONDOMINIUM DECLARATION FOR TREETOPS CONDOMINIUM RECORDED NOVEMBER 8, 1971 IN BOOK 222 AT PAGE 190 AND THE FIRST SUPPLEMENT TO SAID DECLARATION RECORDED SEPTEMBER 7, 1972 IN BOOK 225 AT PAGE 339 AND RESOLUTION RECORDED JUNE 25, 1984 IN BOOK 387 AT PAGE 925 AND AFFIDAVIT RECORDED NOVEMBER 30, 1984 IN BOOK 401 AT PAGE 194.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE CONDOMINIUM MAP OF TREETOPS CONDOMINIUMS RECORDED NOVEMBER 11, 1971 IN BOOK 222 AT PAGE 223.

TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED DECEMBER 17, 1984 IN BOOK 402 AT PAGE 212.

TERMS, CONDITIONS AND PROVISIONS OF BROADBAND EASEMENT AND RIGHT OF ENTRY AGREEMENT RECORDED JULY 02, 1997 IN BOOK 731 AT PAGE 17.

TERMS, CONDITIONS AND PROVISIONS OF REVOCABLE LICENSE AGREEMENT RECORDED SEPTEMBER 03, 2015 AT RECEPTION NO. 201516740.